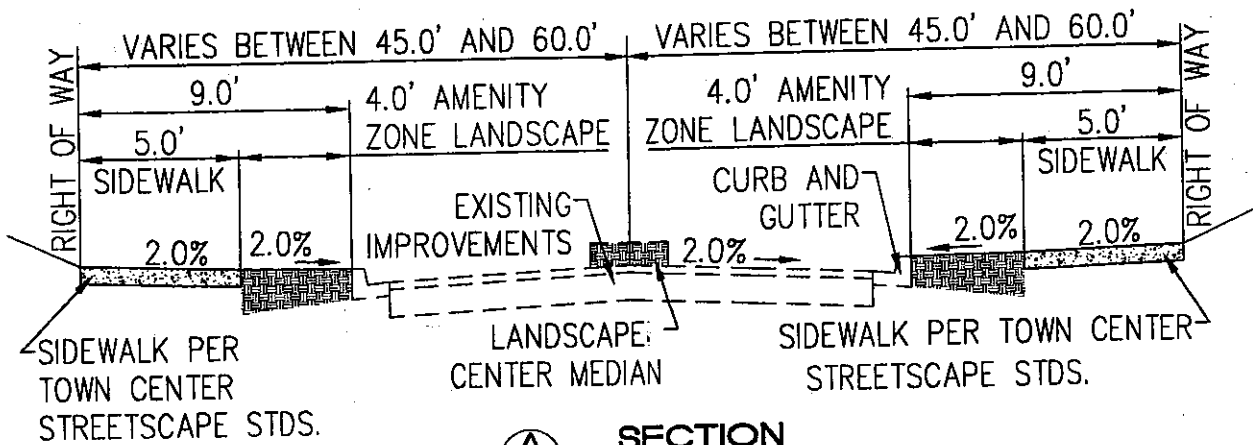


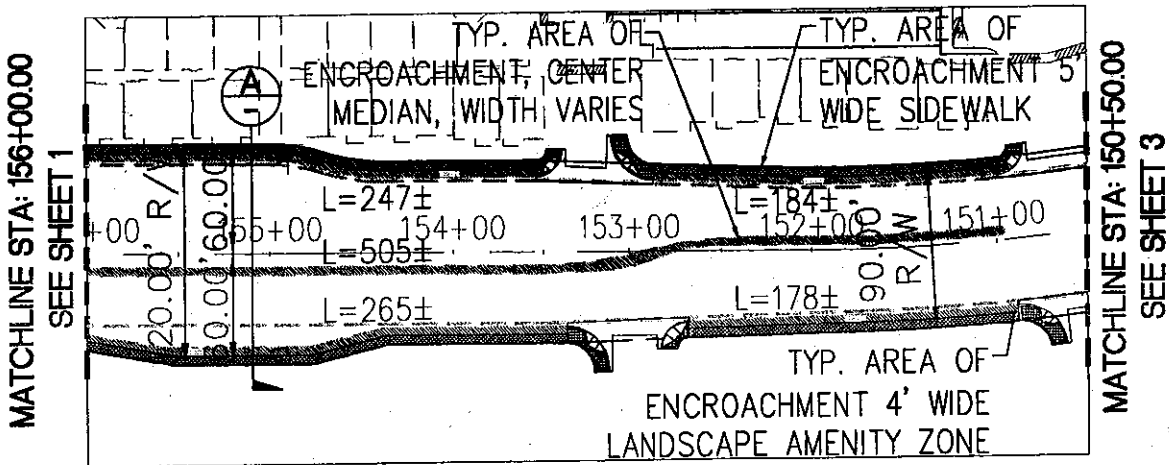
LEGEND

-  SIDEWALK
-  LANDSCAPE

EXHIBIT " B "



SECTION A NTS



GRAND MONTECITO PARKWAY

R/W VARIES
(PUBLIC STREET)

ENCROACHMENT EXHIBIT